

NOTICE OF TYPE II DEVELOPMENT REVIEW APPLICATION

(Form DS1300)



The Department of Community Development has received an application for development review, as described below. This application is subject to public notice and administrative review (no public hearing) conducted pursuant to Clark County Code (CCC) Section 40.510.020 and applicable code sections as listed below.

Project Name: **BUZZ BEAN DRIVE THRU EXPRESSO**

Case Number: **PSR2004-00038; MZR2004-00115**

Location: 11308 NE Fourth Plain Blvd.

Request: Site plan approval to place a 128 sq ft drive-thru espresso stand in the parking lot of an existing shopping center located in the CL zoning district.

Applicant: Kelli Shanks
23408 NE 240th Avenue
Battle Ground, WA 98604
(360) 666-6244
E-mail: buzzbean@netzero.com

Contact Person: Same as applicant

Property Owner: Annalouise S. Morrison
901 NW 53rd Street
Vancouver, WA 98663
(360) 921-2120

Staff Contact: Alan Boguslawski, (360) 397-2375 ext. 4921

Neighborhood Contact: The site is not located within the boundaries of any county recognized neighborhood association

Legal Description of Property:

Tax Lot 92 (157508), located in the SE ¼ of Section 9 and SW ¼ of Section 10, Township 2 North, Range 1 East of the Willamette Meridian.

Plan/Zone Designation:

General Commercial / Limited Commercial (CL)

Approval Standards/Applicable Laws:

Clark County Code (CCC) Sections: 40.230.010 (Commercial Districts), 40.340 (Parking & Loading), 40.350 (Transportation & Circulation), 40.360 (Solid Waste & Recycling), 40.370 (Sewer & Water), 40.380 (Stormwater & Erosion Control), 40.500 (Procedures), 40.510.020 (Type II Process), 40.520.020 (Uses Permitted Subject to Review and Approval), 40.520.040 (Site Plan Review), 40.610 & 40.620 (Impact Fees).

Application & Fully Complete Date:

Application Filed: July 6, 2004

Fully Complete: August 25, 2004

Timelines/Process:

Decisions on Type II Applications are made within 78 calendar days of the Fully Complete Review date (noted above), unless placed on hold for the submittal of additional information. Information regarding this application can be obtained by contacting at Alan Boguslawski **(360) 397-2375, Ext. 4921** at the Clark County Development Services Division, 1300 Franklin Street, Vancouver, Washington. Office hours are from 8:00-5:00 p.m., Monday through Friday.

Public Comment:

The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered in the staff report. This notice is intended to inform potentially interested parties about the application and invite written comments regarding any concerns.

Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

Please address your comments to:

**Attn: Alan Boguslawski
Public Service Center
Department of Community Development
1300 Franklin Street
P.O. Box 9810
Vancouver, WA. 98666-9810
Phone: (360) 397-2375; Fax: (360) 397-2011
Web Page at: <http://www.clark.wa.gov>**

Or contact alan.boguslawski@clark.wa.gov

Date of This Notice: September 9, 2004

**Closing Date for Public Comments:
September 23, 2004**